



1 Highlands Road, Seer Green - HP9 2XL

Offers Over £1,000,000

 **TIM RUSS**
& Company

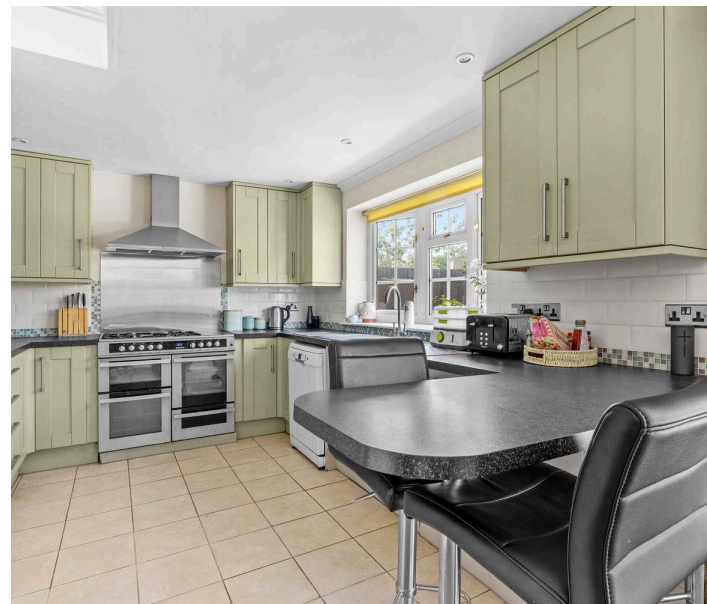


1 Highlands Road

Seer Green, Beaconsfield

- Sought-after village close to countryside walks
- West facing garden
- Close to highly regarded Seer Green C of E Combined School
- Generous open-plan kitchen, dining and family space
- Direct access from the living space onto the terrace and garden
- Double garage providing excellent parking and storage
- Flexible study, home office or playroom/snug
- Separate home office/studio, perfect for remote working, gym or hobbies

Highlands Road is a cul de sac on the village outskirts yet within a few hundred yards of the village shops, two churches, two pubs and the well-respected village school. Beaconsfield is about three miles away providing a variety of well-known shops and cafes, two major supermarkets and a Marks & Spencer Simply Food. Train services to London stop at Seer Green, the journey time approximately 30 minutes with the station being about a mile away. Access to the M40 can be gained at Junction 2 Beaconsfield for good road connections to London, Oxford and the M25.



1 Highlands Road

Seer Green, Beaconsfield

Set in the sought-after village of Seer Green, this detached home is ideal for families, upsizers and buyers looking for village life with genuine flexibility. The heart of the house is the open plan kitchen, breakfast, dining and family room, a natural space for everyday living, homework at the table, weekend lunches and easy summer entertaining, with doors opening straight onto the terrace and garden. The separate sitting room works well as a calmer evening room, while the front study could be used as a home office, playroom, music room or snug. Upstairs, the principal bedroom is generous, while the remaining rooms suit children, guests, teenagers needing study space, or a dressing room if fewer bedrooms are required. A family bathroom serves the floor. Outside, the west facing garden gives the home real lifestyle appeal, with a broad lawn for children, pets and summer gatherings, plus a paved terrace for outdoor dining. Beyond the garden, the double garage and separate home office/studio add valuable extra space. This is a home that suits modern family life particularly well: sociable when you want it to be, practical day to day, and with enough separate spaces for everyone to find their own corner ideally positioned in this wonderful village.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





Approximate Gross Internal Area
 Ground Floor = 88.5 sq m / 953 sq ft
 First Floor = 65.6 sq m / 706 sq ft
 Outbuilding = 44.2 sq m / 476 sq ft
 (Including Double Garage)
 Total = 198.3 sq m / 2135 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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